

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: 2904 Harbour Grace Court – Request for a rear yard setback variance from 15 feet to 3 feet for a proposed sunroom in PUD (Planned Unit Development).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7987

Agenda Date 9/24/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **DENY** the request for a rear yard setback variance from 15 feet to 3 feet for a proposed sunroom in PUD (Planned Unit Development); or
2. **APPROVE** the request for a rear yard setback variance from 15 feet to 3 feet for a proposed sunroom in PUD (Planned Unit Development); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	<p>Applicant: Eleanor Ellison, Florida Exteriors</p> <p>Owner: Michael C & Karen A Duffy</p> <p>Location: 2904 Harbour Grace Court</p> <p>Zoning: PUD (Planned Unit Development)</p> <p>Subdivision: Wekiva Reserve Unit 1</p>
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • The applicant is proposing to construct a 12 foot by 15 foot sunroom that will encroach 12 feet into the required 15-foot rear yard setback. • Building Permit 07-8084 is under review for this structure. • There are currently no code enforcement or building violations for this property. • There is no record of prior variances for this property.

STAFF FINDINGS	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none">• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.• Special conditions and circumstances result from the actions of the applicant.• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.• The grant of the variance would not be in harmony with the general intent of Chapter 30.
STAFF RECOMMENDATION	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none">• Any variance granted shall apply only to the sunroom as depicted on the attached site plan; and• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.

INDEX OF ATTACHMENTS

Items that are checked are included in the packet

- ☒ Staff Report
- ☒ Application
- ☒ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☒ PUD Commitment Card, *if applicable*

Support information:

- ☒ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☒ Authorization letter
- ☐ Supporting documentation
- ☐ Letters of support
- ☒ HOA approval letter
- ☒ Pictures provided by applicant
- ☐ Other miscellaneous documents

- ☒ Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2007-109
Meeting Date 9-24-07



COPY
VARIANCE APPLICATION
SEMINOLE COUNTY PLANNING DIVISION
1101 East First Street Sanford FL 32771 (407) 665-7444

BF 07-8084

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: Eleanor Ellison / Florida Exteriors
Address: 1151 Central Park Dr City: Sanford Zip code: 32773
Project Address: 2904 Harbour Grace Ct City: Apopka Zip code: 32703
Contact number(s): 407-322-3545 FAX 407-330-4819
Email address: Ellis5512@AOL.COM

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe: RECEIVED AUG 03 2007
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input checked="" type="checkbox"/> Addition	Please describe: Sunroom 12x15
<input type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	15'	Proposed setback:	3'
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>				

APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Eleanor Ellison

FOR OFFICE USE ONLY

Date Submitted: <u>8-3-07</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>07-21-29-513-0000-0120</u>	Zoning/FLU <u>PUD/ PD</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	
<input type="checkbox"/> Platted Lot (check easements as shown on lots, in notes or in dedication)	
<input type="checkbox"/> Lot size _____ <input type="checkbox"/> Meets minimum size and width	
<input type="checkbox"/> Application and checklist complete	
Notes: _____	

VARIANCE SUBMITTAL CHECKLIST

Please return this checklist with your application!

<i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at http://www.seminolecountyfl.gov/pd/planning/forms.asp</i>
	3. Provide a legible 8 1/2 x 11 inch site plan with the following information NOTE: Please use your property survey for your site plan, if available. See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition (Label existing, label proposed, and include square footage and dimensions of each)
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements (Label existing, label proposed, and include square footage and dimension of each)
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.

August 3rd, 2007

2904 Harbour Grace Ct.
Apopka, FL 32703

Dear Board of Adjustment,

The purpose of this letter is to ask you to approve a dimensional variance of twelve (12) feet to the required fifteen (15) foot setback to the rear property line. Because of the peculiar shape of our lots, we are unable to construct a 12'x15'sunroom and stay within the setback requirement.

We do not feel that this variance would give us special privilege because other residential homes have sunrooms and/or screenrooms.

The twelve (12) foot variance requested is the minimum amount needed to fit a minimum size 12'x15' sunroom.

Granting of this variance would be within the purpose of this ordinance because it would not be injurious to the area or otherwise detrimental to the public welfare.

We respectfully request that you grant this dimensional variance.

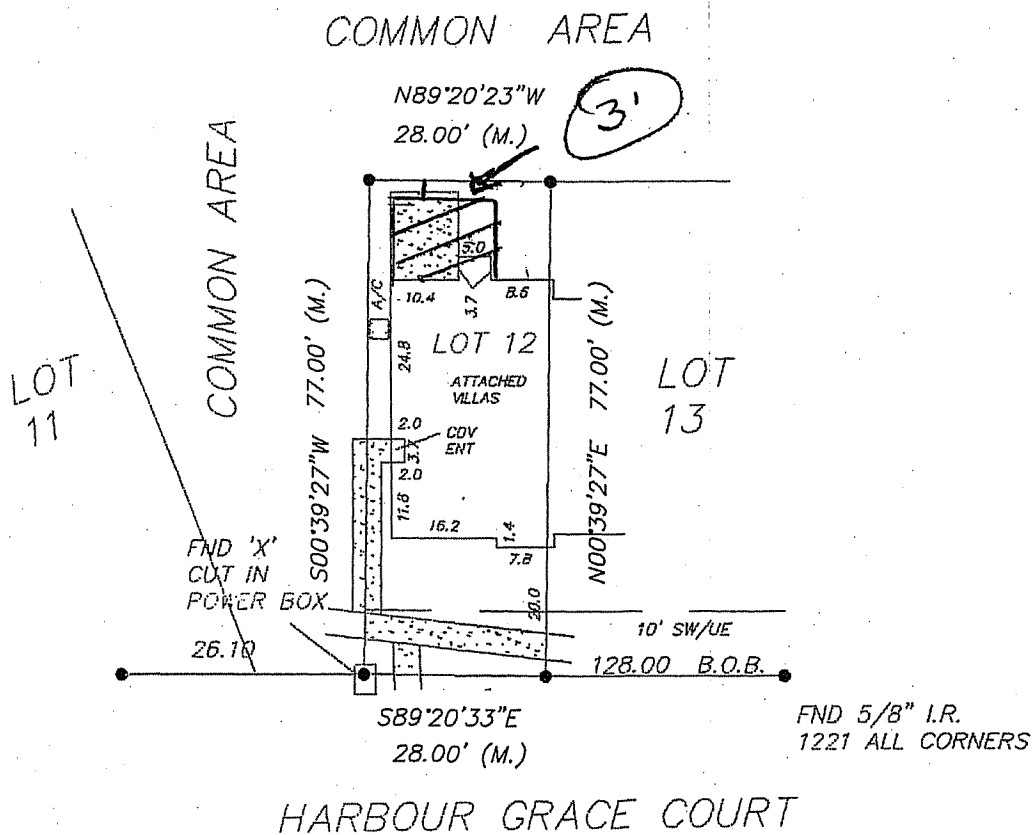
Sincerely,

Michael and Karen Duffy

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 12, WEKIVA RESERVE, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 66-67, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE 'X', AREA OF MINIMAL FLOODING, AS PER F.I.R.M. COMMUNITY PANEL NO. 12117C0115 E, SEMINOLE COUNTY, FLORIDA. MAP DATED APRIL 17, 1995.

 $1'' = 30'$

PARTS LIST

☐ FEMALE
☐ MALE

☐ ICAL ANNEL
☐ CORNER

INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

NOTICE:

THIS JOB HAS NOT BEEN CONFIRMED.
PLEASE FAX AN APPROVAL WHEN READY TO ORDER.

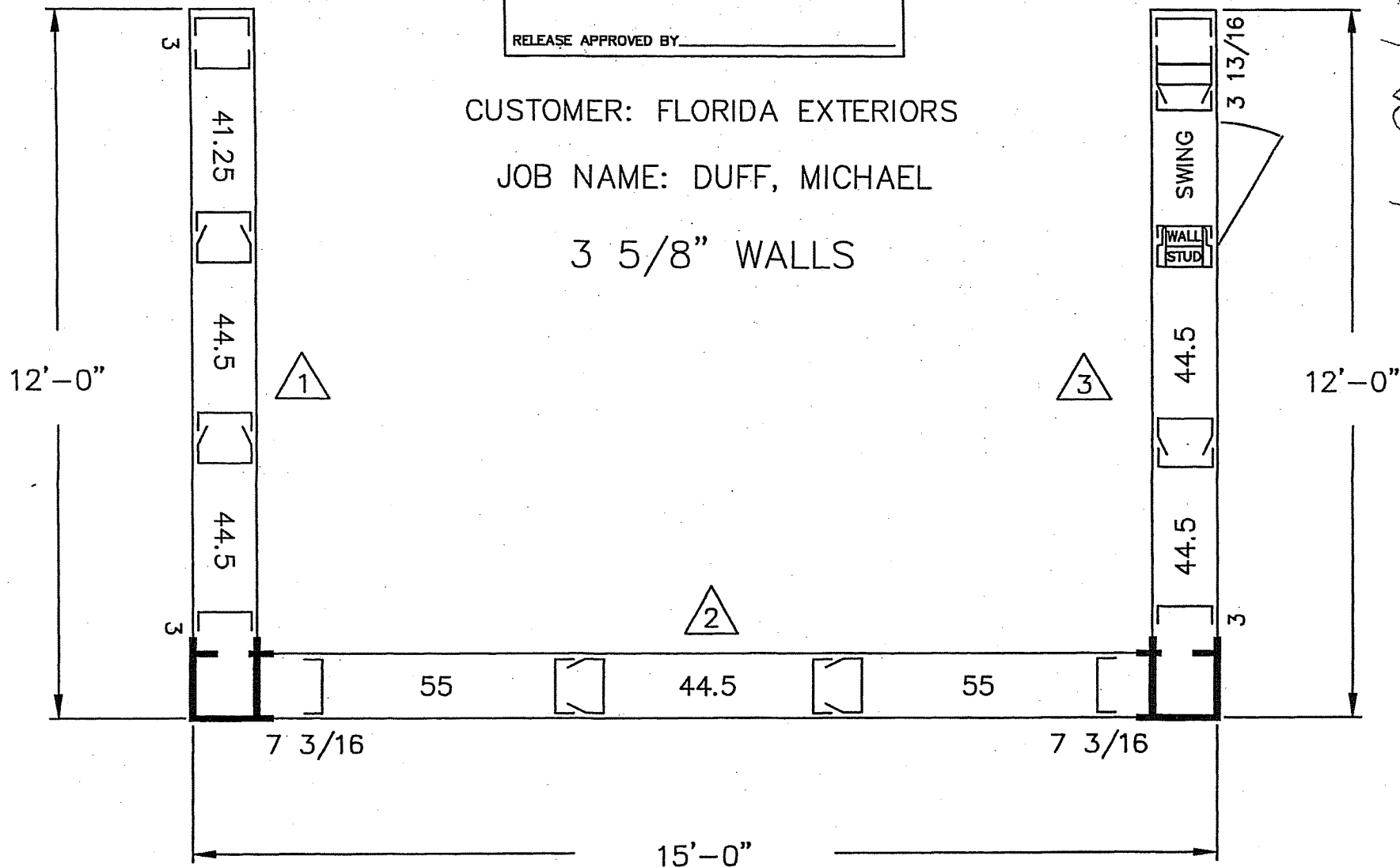
RELEASE APPROVED BY _____

JAMES CLANCY, PE
601 HARRY AVE.
NATICK, PARK, NJ 08063
PH: (858)853-7308
PROFESSIONAL ENGINEER
FL Lic. #64848

CUSTOMER: FLORIDA EXTERIORS

JOB NAME: DUFF, MICHAEL

3 5/8" WALLS



NOT TO SCALE

07W7186 06/29/07 FLOR-EXT
DETAILED BY: KELLIE PARKS

UL 58SL
ICC LEGACY REPORT PFC-5178
FLORIDA PRODUCT APPROVAL 5505
ICC EVALUATION REPORT ESR-1403
FLORIDA PRODUCT APPROVAL 6391
FLORIDA PRODUCT APPROVAL 3857-R1

DESIGN CRITERIA FOR *DUFF, MICHAEL* SUNROOM

- 1) BASIC WIND SPEED: 130 MPH
- 2) WIND IMPORTANCE FACTOR: 1
- 3) WIND EXPOSURE CATEGORY: B
- 4) EXPOSURE CLASS: PARTIALLY ENCLOSED
- 5) INTERNAL PRESSURE COEFFICIENT: 0.55
- 6) COMPONENTS AND CLADDING PRESSURES:

ROOF ZONE 1:	+10.6 PSF, -28.6 PSF
ROOF ZONE 2:	+21.0 PSF, -55.0 PSF
ROOF ZONE 3:	+22.0 PSF, -62.0 PSF
WALL ZONE 4:	+38.2 PSF, -40.8 PSF
WALL ZONE 5:	+38.2 PSF, -46.8 PSF

DEALER: FLOR-EXT
DUFF, MICHAEL

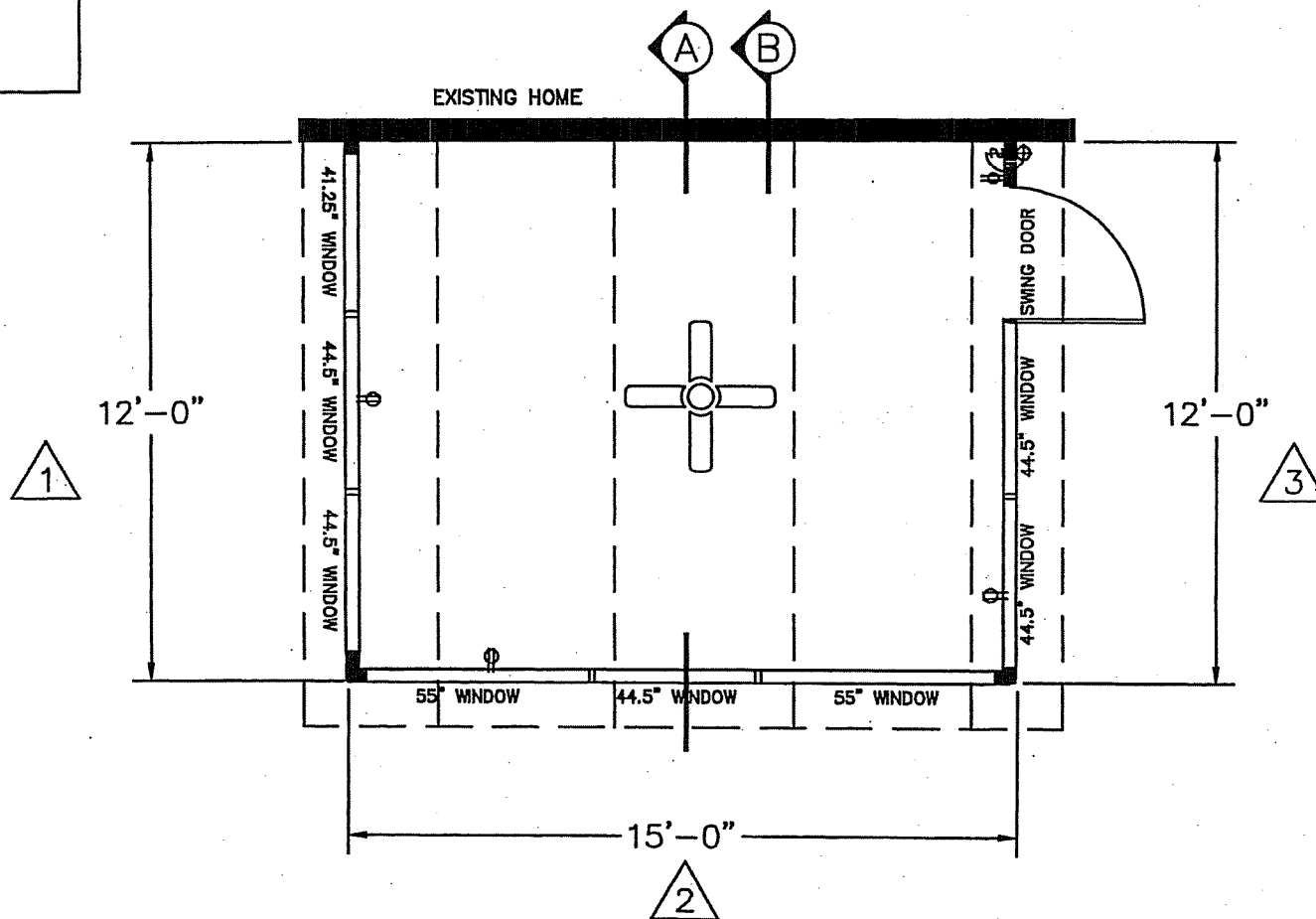
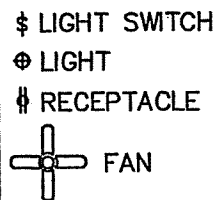
07W7186 PH. (.).

2904 HARBOR GRACE CT.
APOPKA, FL 32703

DRAWN BY: KELLIE PARKS DATE: 06/21/07 SCALE:

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0985

JAMES A. CLANCY, PE
601 ASBURY AVE
NATIONAL PARK, NJ 09083
PH: (856) 853-7308
PROFESSIONAL ENGINEER
FL Lic. #54848

LEGEND:

FRAME COLOR: BRONZE
FACIA/TRIM: BRONZE
INTERIOR KP: BRONZE
EXTERIOR KP: BRONZE
SKIN TYPE: TEMKOR

NOTE:

WINDOWS COMPLY WITH FLORIDA
PRODUCT APPROVAL FL6391-R1
DOOR COMPLIES WITH FLORIDA
PRODUCT APPROVAL FL7082
ROOF PANELS COMPLY WITH
FLORIDA PRODUCT APPROVAL
FL3857-R1

NOTE: ENCLOSURE NOT TO BE USED
AS A PERMANENT LIVING AREA

NOTE:

THE SIDE WALL ATTACHMENT
TO HOUSE IS A NON-LOAD
BEARING CONNECTION.
PROPERLY CAULK BOTH SIDES
OF ALUMINUM EXTRUSION
AT THIS CONNECTION.

10/26/07
[Signature]

DEALER: FLOR-EXT 07W7186 PH. ()

DUFT, MICHAEL

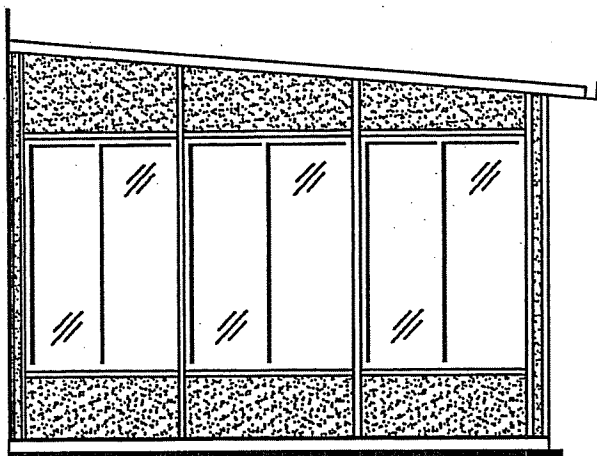
2904 HARBOR GRACE CT.
APOPKA, FL 32703

DRAWN BY: KELLIE PARKS DATE: 08/29/07 SCALE: NONE

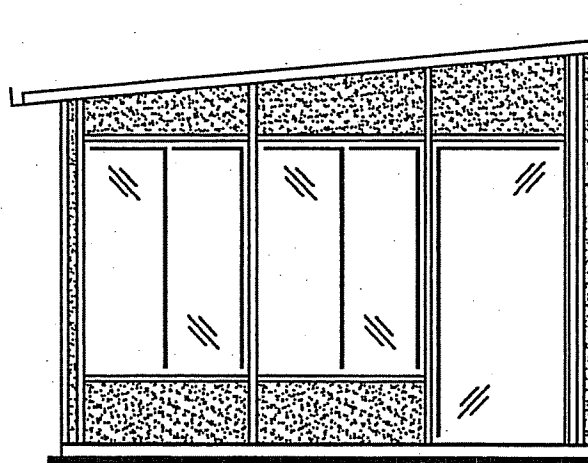
TEMO SUNROOMS, INC.

20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0985

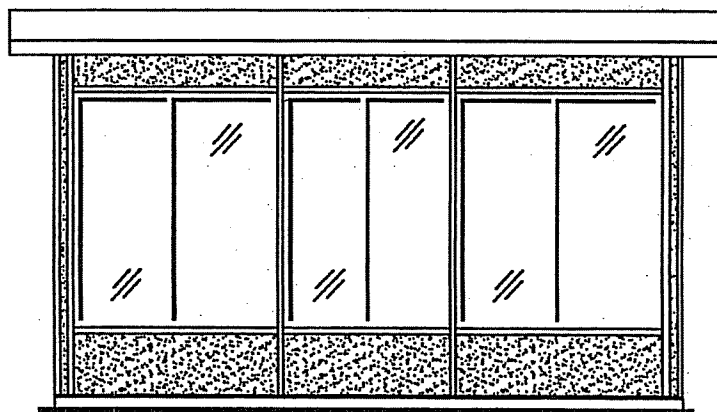
JAMES A. CLANCY, PE
601 ASBURY AVE.
NATIONAL PARK, NJ 08053
PH: (856) 853-7308
PROFESSIONAL ENGINEER
FL Lic. #64848



1



3



2

TOTAL WEIGHT OF TEMO PRODUCT: 1378 lbs.

ALL TEMO STRUCTURES ARE
DESIGNED IN ACCORDANCE
WITH CHAPTERS 16 AND 20 OF
THE 2004 FLORIDA BUILDING
CODE, FBCR R301.2.1.1 OF THE
2004 FLORIDA BUILDING CODE
AND CHAPTER 3 OF THE 2004
FLORIDA RESIDENTIAL BUILDING
CODE (WITH 2006 REVISIONS).
NOTE: ALL OPERATING GLAZING
PRODUCTS SUPPLIED BY TEMO
SUNROOMS INCLUDE TEMPERED
HPG-2000 GLASS THAT CONFORMS
WITH SECTION R308 OF THE FBBC.

DEALER: FLOR-EXT 07W7186 PH. ()

DUFF, MICHAEL

2804 HARBOR GRACE CT.
APOPKA, FL 32703

DRAWN BY: KELLIE PARKS DATE: 06/29/07 SCALE: NONE

TEMO SUNROOMS, INC.

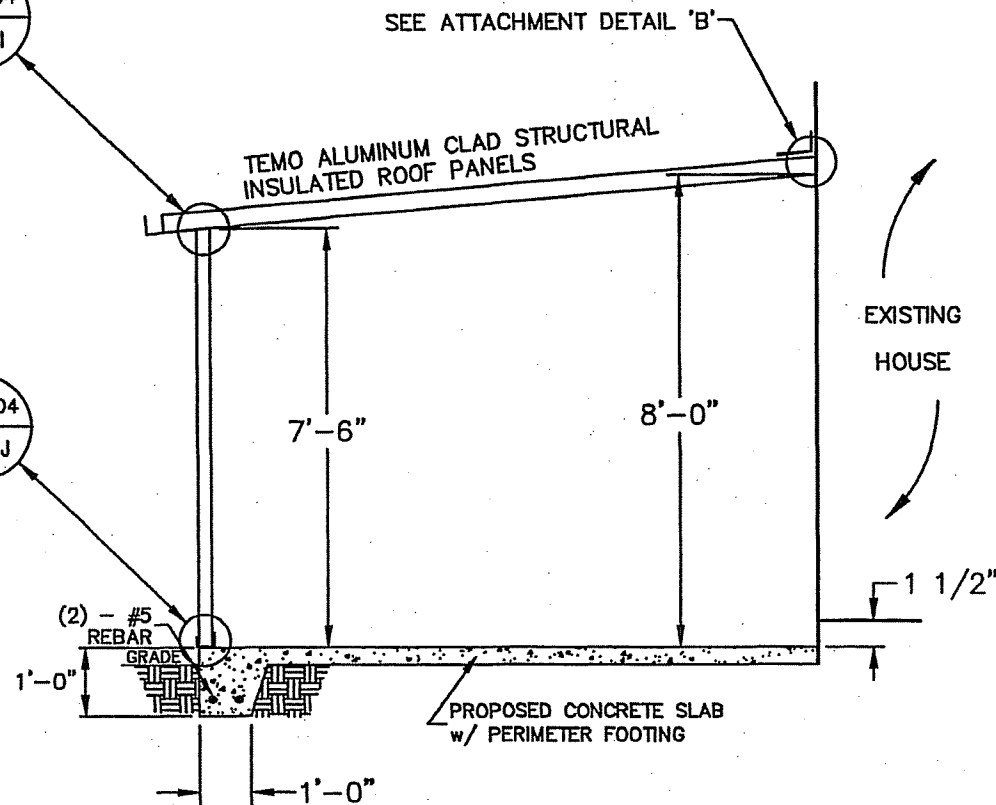
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0985

JAMES A. CLANCY, PE
601 ASBURY AVE
NATIONAL PARK, NJ 08063
PH: (856) 853-7308
PROFESSIONAL ENGINEER
FL Lic. #54843

20/62/13
[Signature]

4TEM04
FIG. I

4TEM04
FIG. J



SECTION 'A'

USE STAINLESS STEEL or TRIPLE DIPPED
GALVANIZED FASTENERS INTO ACQ LUMBER

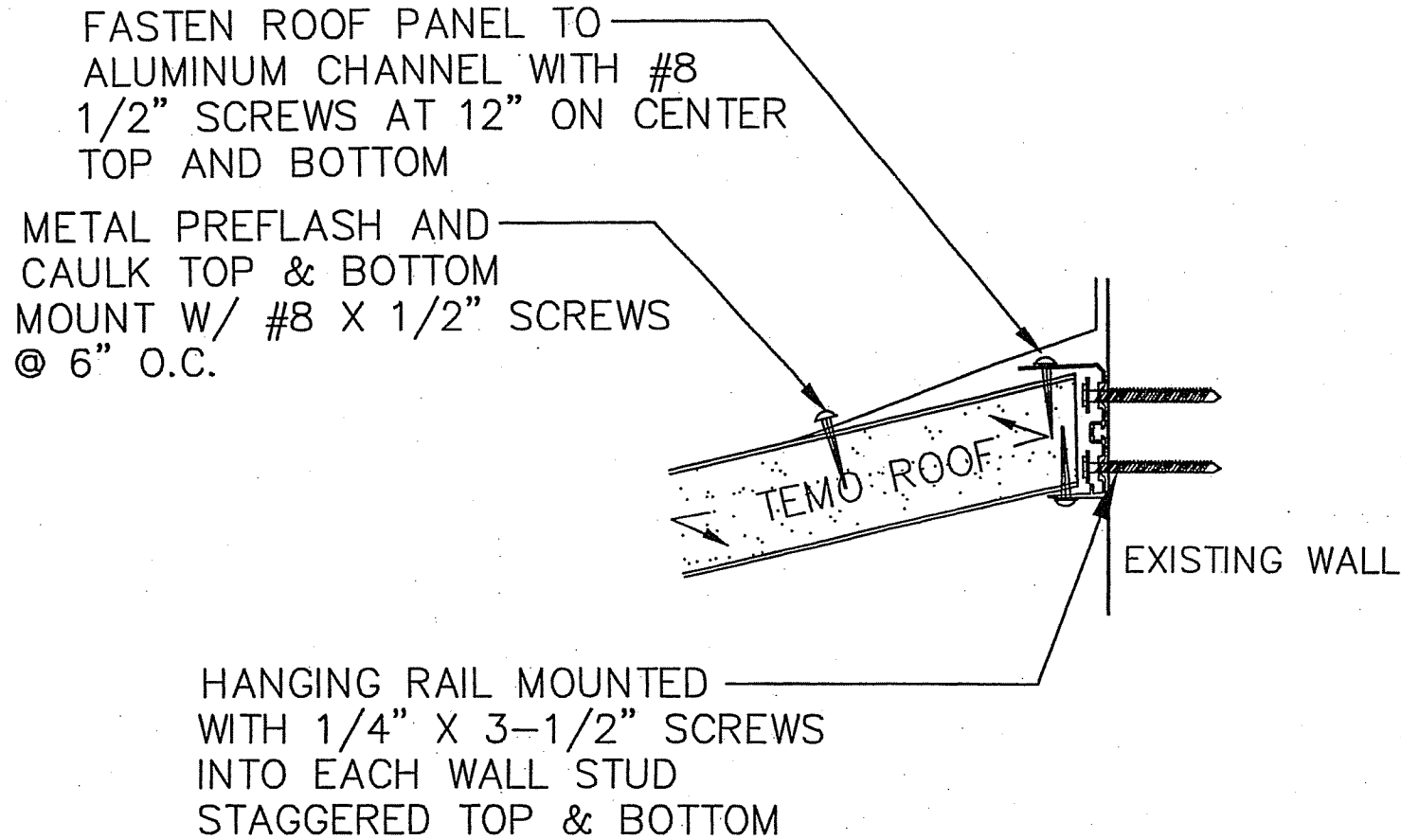
ROOF PANELS: 3", 0.032, 2#, ROOF LOAD: 10 P.S.F.

6/2/07
James A. Clancy, PE

JAMES A. CLANCY, PE
601 ASBURY AVE.
NATIONAL PARK, NJ 08063
PH: (856) 853-7306
PROFESSIONAL ENGINEER
FL Lic. #64848

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0985

DEALER: FLOR-EXT 07W7186 PH. ()
DUFF, MICHAEL
2904 HARBOR GRACE CT.
APOPKA, FL 32703
DATE: 06/29/07 SCALE: NONE
DRAWN BY: KELLIE PARKS



DETAIL 'B'

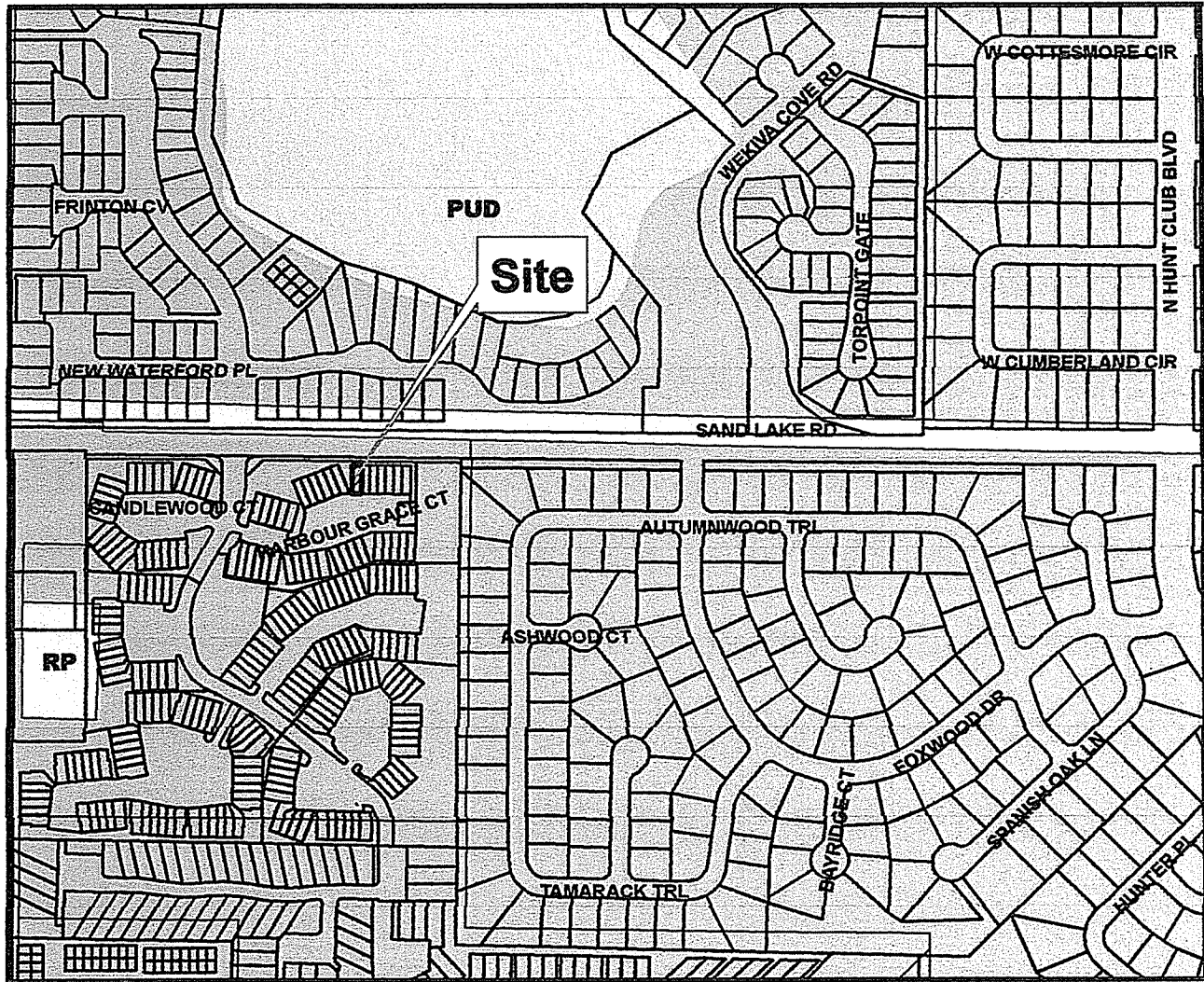
USE STAINLESS STEEL / TRIPLE DIPPED
GALVANIZED FASTENER TO ACQ LUMBER

2/12/14

James A. Clancy






DUFF, MICHAEL 2904 HARBOR GRACE CT. APOPKA, FL 32703	07W7186 PH. ()	TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-0985	JAMES A. CLANCY, PE 601 ASBURY AVE NATIONAL PARK, NJ 08063 PH: (856) 853-7306 PROFESSIONAL ENGINEER FL Lic. #64848
DRAWN BY: KELLIE PARKS DATE: 06/29/07 SCALE: 1/4" = 1'			

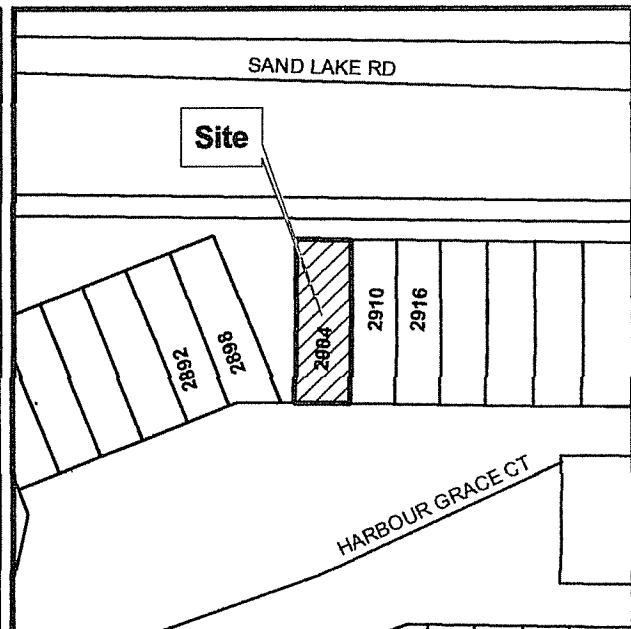
Eleanor Ellison/Florida Exteriors
2904 Harbour Grace Ct
Apopka, Florida 32703



Seminole County Board of Adjustment
September 24, 2007
Case: BV2007-109 (Map 3153, Grid E5)
Parcel No: 07-21-29-513-0000-0120

Zoning

-  BV2007-109
-  A-1
-  R-3A
-  RP I
-  PUD



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-565-7505																														
GENERAL Parcel Id: 07-21-29-513-0000-0120 Owner: DUFFY MICHAEL C & KAREN A Mailing Address: 2904 HARBOUR GRACE CT City, State, Zip Code: APOPKA FL 32703 Property Address: 2904 HARBOUR GRACE CT APOPKA 32703 Subdivision Name: WEKIVA RESERVE UNIT 1 Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (1998) Dor: 0103-TOWNHOME		2007 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$87,087 Depreciated EXFT Value: \$0 Land Value (Market): \$29,000 Land Value Ag: \$0 <u>Just/Market Value:</u> \$116,087 Assessed Value (SOH): \$59,152 Exempt Value: \$25,000 Taxable Value: \$34,152 <u>Tax Estimator</u> <u>Tax Reform Analysis</u>																												
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1997</td> <td>03251</td> <td>0417</td> <td>\$72,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1986</td> <td>01730</td> <td>1116</td> <td>\$60,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>08/1985</td> <td>01668</td> <td>0856</td> <td>\$408,600</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/1997	03251	0417	\$72,500	Improved	Yes	WARRANTY DEED	04/1986	01730	1116	\$60,000	Improved	Yes	WARRANTY DEED	08/1985	01668	0856	\$408,600	Vacant	No	2006 VALUE SUMMARY Tax Amount(without SOH): \$1,211 <u>2006 Tax Bill Amount:</u> \$527 <u>Save Our Homes (SOH) Savings:</u> \$684 2006 Taxable Value: \$32,709 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																								
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LOT	0	0	1.000	29,000.00	\$29,000																									
BUILDING INFORMATION <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1986</td> <td>6</td> <td>966</td> <td>994</td> <td>966</td> <td>SIDING AVG</td> <td>\$87,087</td> <td>\$94,660</td> </tr> </tbody> </table> Appendage / Sqft UTILITY FINISHED / 20 Appendage / Sqft OPEN PORCH FINISHED / 8 NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.										Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1986	6	966	994	966	SIDING AVG	\$87,087	\$94,660	
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																					
1	SINGLE FAMILY	1986	6	966	994	966	SIDING AVG	\$87,087	\$94,660																					

COMMISSION DISTRICT #:

GUI
PROJ. #

ZONED: PUD

SEC: 7

TWP: 21

RNG: 29

DEVELOPMENT:		Wekiva Reserve, Unit 1 (Stockbridge PUD)				DEVELOPER:		Florida Residential Communities			
LOCATION:		Sand Lake Road				63 Lots					
FILE#:		BA:		SP:		BCC:					
P&Z:											
PB	32	PG	66, 67	Lot	Blk	Parcel	DBA	Comm	Dist		
DEVEL. ORDER #:				TAX PAR. I.D. #:							
SIDEWALKS: Sand Lake Road - 5'						SETBACK REQUIREMENTS Minimum Lot Size: 1,500 sq. ft. Minimum Size Unit: 600 sq. ft. Perimeter Lot Setbacks from property: 35' Fireplace can extend 3' from body of house. Main Spine Road: FY: 25'; SY: *; RY: 15' Interior Roadway/Utility Tracts: FY: 15'; SY: *; RY: 15' Access Courts/Lanes: FY: 20'; SY: *; RY: 15' *20' minimum between cluster.					
ROAD TYPE:											
COMMENTS OTHER: *R/W Dedication: Sand Lake Road a 40' 1/2 R/W. **Intersection Improvements: County Line Road and Sand Lake Road - pro rata share. 1) A waiver was granted to allow the use of 16' of pavement at the divided entrance on the north. 2) The entrance on Sand Lake Road must be lined up with that of Wekiva Cove.						ACCESSORY STRUCTURE SETBACKS: SY: Same as main structure RY: 5' ACCESSORY STRUCTURE OTHER: Screen porches, pools and accessory.					

IMPACT FEES	
SCREEN:	
TRAFFIC ZONE:	165
LAND USE:	
1. ROAD-CO. WIDE	\$388.00
2. ROAD-COLL.	\$120.00
3. LIBRARY	
4. FIRE	\$10.00
5. PARK	\$200.00
6. SCHOOL	
7. LAW	
8. DRAINAGE	
TOTAL	\$718.00
REMARKS:	

COMMITMENT CARD

Instructions: print two-sided on card stock and cut along the left and bottom border.

SEMINOLE COUNTY APPLICANT AUTHORIZATION FORM
(ORIGINAL ONLY)

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchaser (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I Karen + Michael Duffy, the fee simple owner of the following
(Owner's Name)

described property (Provide Legal Description or Tax Parcel ID Number(s) Lea Lot 12
Wekiva Reserve Unit 1 PB 32 PGS 66 + 67

hereby petition Seminole County to amend the Comprehensive Plan, Future Land Use Map, Official Zoning Map
(circle one or more) from _____ to _____ and affirm that _____

Eleanor Ellison is hereby designated to act as my / our authorized agent and to file the
attached application for the stated amendment and make binding statements and commitments regarding the
amendment request.

Michael C Duffy
Karen A Duffy
Owner's Signature

I certify that I have examined the application and that all statements and diagrams submitted are true and
accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become
part of the Official Records of Seminole County, Florida and are not returnable.

SWORN TO AND SUBSCRIBED before me this 2 day of Aug, 2007.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to
take acknowledgments, personally appeared Michael + Karen Duffy, who is personally known to me or
who has produced license has identification and who executed the foregoing instrument and sworn
an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of
Aug, 2007.

Amanda Dies
Notary Public in and for the County and State
Aforementioned

NOTARY PUBLIC - STATE OF FLORIDA
Amanda Dies
Commission #DD645753
Expires: MAR. 01, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires: _____

09/04/2007 14:37 FAX

08/30/2007 14:30 FAX 407 788 7488

05/02/2007 10:45 FAX 4077887488

SENTRY MAILROOM

SENTRY-LONGWOOD OFFICE

002/002

002/002

002/002

2746 Lancaster Ct.
Apopka, FL 32703

40788-2218



WEKIVA Architectural Review Request

RESERVE

PLEASE COMPLETE THIS FORM AND RETURN TO THE ARCHITECTURAL REVIEW COMMITTEE

NOTICE TO OWNER:

These plans are reviewed for the limited purpose of determining aesthetic compatibility and compliance of the proposed project with the construction standards of the Wekiva Reserve Homeowners Association. They are not reviewed for function, safety, or compliance with any governmental agency. All projects must conform with local zoning and building codes, and the homeowner must obtain all necessary permits if approval is granted.

OWNER NAME: Karen + Michael DuffyUnit ADDRESS: 2804 Harbor Grace Ct. # 12Home Phone #: (407) 1082-0354 Work Phone # ()

DESCRIPTION OF IMPROVEMENT: (Check all that apply, and list color(s), manufacturer, type, style, make, model, etc. as appropriate. The more information you provide, the easier it is for the Committee to render a decision on your request.)

B42007-109

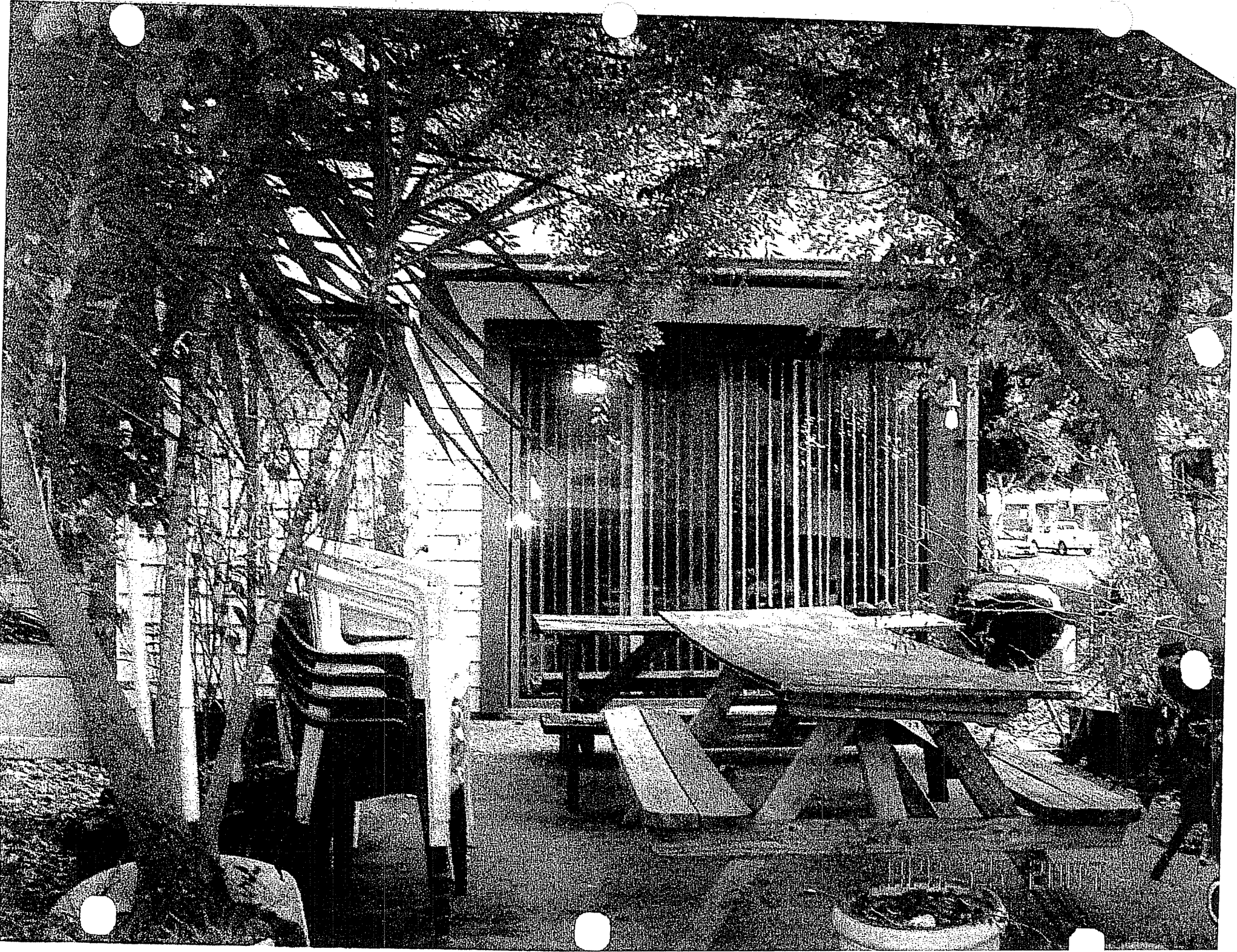
☐ ROOFING:☐ PAINTING:☐ FENCING:☐ SCREENED PATIO/POOL ENCLOSURE:☐ SPAS/SWIMMING POOL:☐ GARAGE DOOR/FRONT DOOR/DOORS/WINDOWS:☐ LANDSCAPING:☐ LIGHTING/LIGHT FIXTURES/SECURITY EQUIPMENT:☐ SKYLIGHTS/SOLAR PANELS:☒ OTHER PROJECT (please specify in detail):Sunroom enclosure

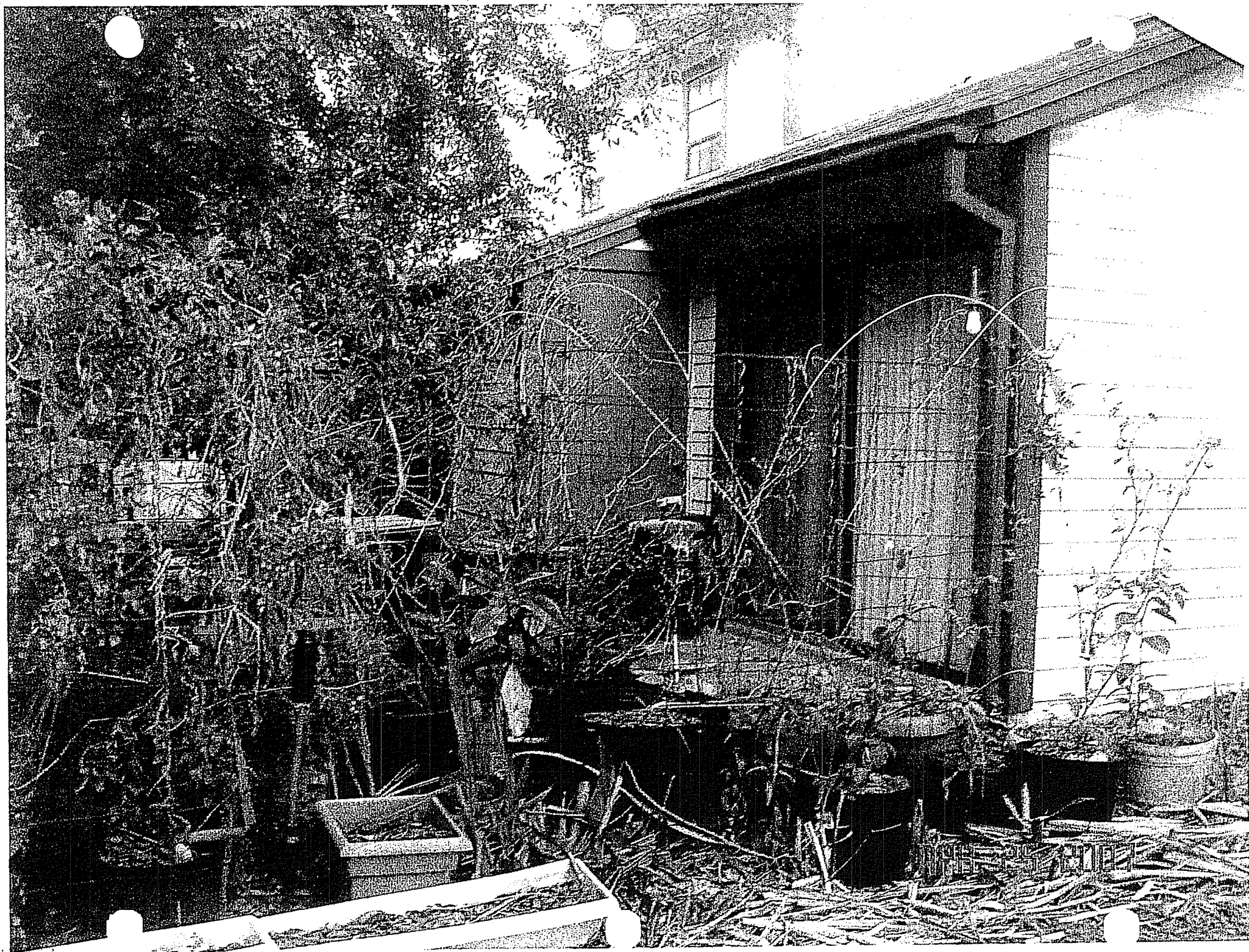
SPECIFICATIONS/SAMPLES Enclosed/Attached? ☒ YES ☐ NO
(attach copies of plans, brochures, pictures, elevations, lot surveys, or other such info)

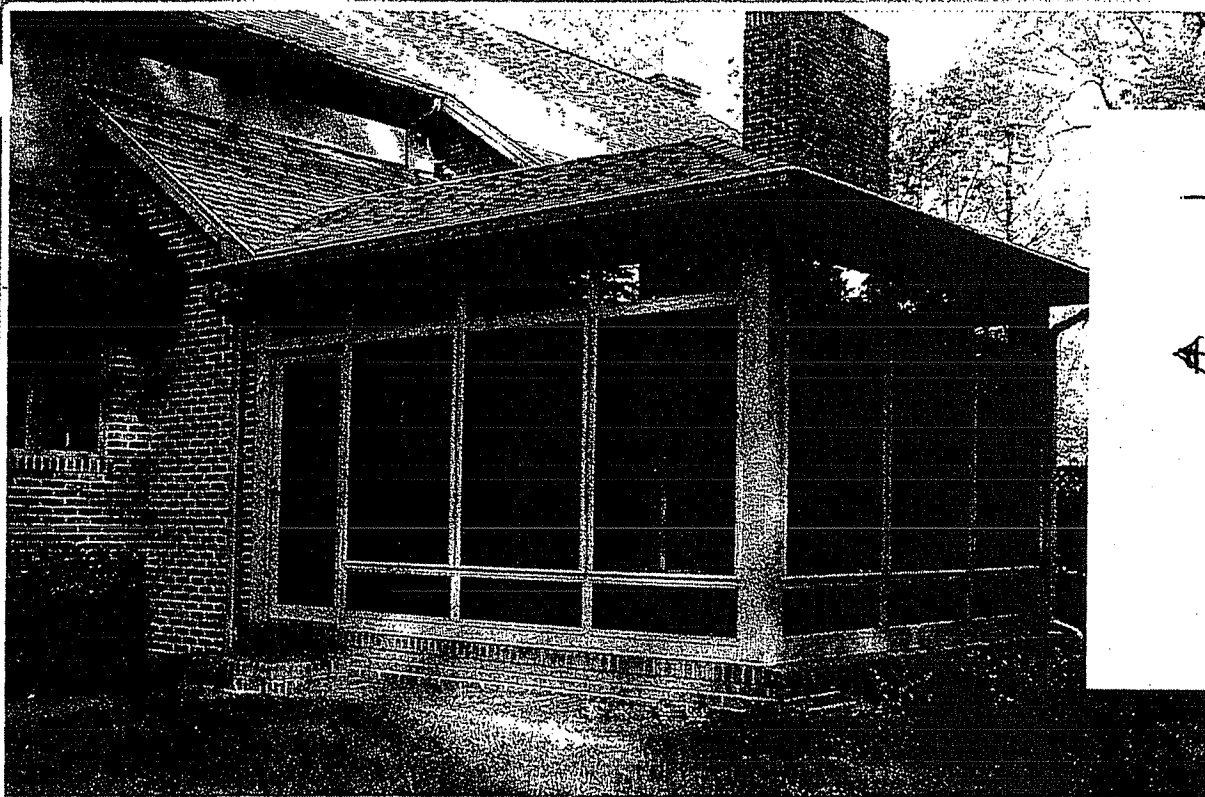
CONTRACTOR'S NAME: Florida Exteriors, IncPhone: 407-322-3546Fax 330-4819TO BE COMPLETED BY
REVIEW COMMITTEE:Date Rec'd: 6/27/07Respond By: 7/27/07APPROVED: ☒DENIED: ☐INCOMPLETE ☐By: Luthe A. NelsonRosalee JonesDate: 8/3/07

Comments/Restrictions:

Wide Screensdoor mustopen to commonarea



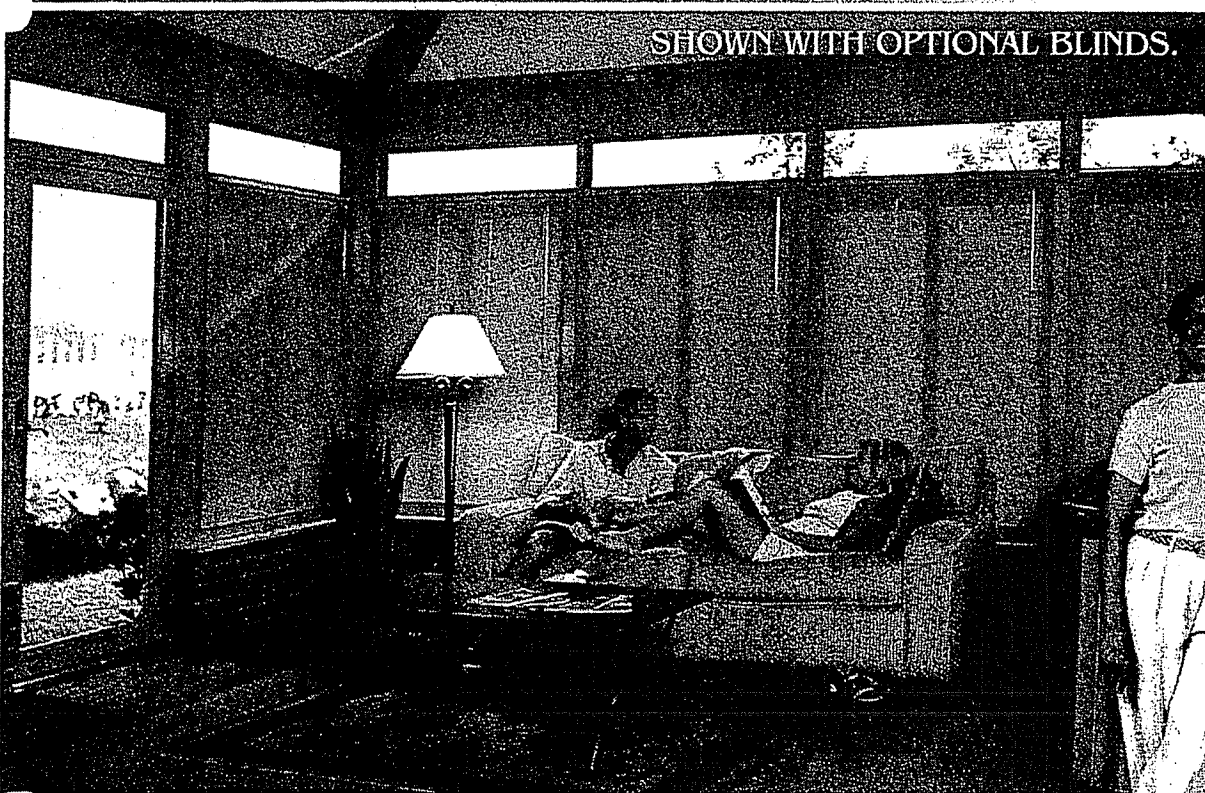




This is
it



SHOWN WITH OPTIONAL BLINDS.



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On September 24, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 12 WEKIVA RESERVE UNIT 1 PB 32 PGS 66 & 67

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Michael C & Karen A Duffy
2904 Harbour Grace Court
Apopka FL 32703

Project Name: Harbour Grace Court (2904)

Requested Development Approval:

Request for a rear yard setback variance from 15 feet to 3 feet for a proposed sunroom in PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Denny Gibbs, Senior Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The variance granted will apply only to the sunroom as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Dori L. DeBord
Planning & Development Director

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2007.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: